

# FOR SALE OR LEASE

1701-1705 E Gary Rd, Lakeland, FL 33801

Medical Office/Flex  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™





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**Dylan Batlle**

Associate

**(813) 692-6560**

[dylan.batlle@matthews.com](mailto:dylan.batlle@matthews.com)

License No. SL3600502 (FL)



**Nick Watson**

FVP & Associate Director

**(727) 579-8449**

[nick.watson@matthews.com](mailto:nick.watson@matthews.com)

License No. SL3469703 (FL)

**Kyle Matthews**

Broker of Record

License No. CQ1052263 (FL)

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# PROPERTY OVERVIEW

**For Sale or Lease**

1701-1705 E Gary Rd, Lakeland, FL 33801





# INVESTMENT HIGHLIGHTS

## Property Highlights

- **High-Volume Veterinary Clinic Buildout** - The property is currently improved as a highly efficient, high-volume veterinary clinic designed to accommodate significant daily patient throughput. The existing buildout offers flexibility for a variety of medical or professional office users while also presenting a turn-key opportunity for an owner-operator.
- **Month-to-Month Tenant with Upside** - TLC Petsnip occupies the property on a month-to-month basis at a below-market rental rate of approximately \$11,000 per month. Investors benefit from immediate in-place income coupled with near-term value-add potential through rent mark-to-market strategies or asset repositioning.
- **Flexible Site Configuration** - The property features two separate buildings capable of operating independently, allowing for single-tenant or multi-tenant occupancy. The building located at 1705 E. Gary Road includes approximately 3,300 SF of flex space with two drive-in doors, supporting a broad range of medical, office, or service-oriented users.
- **Limited Medical Office Availability** - At the time of listing, the property represents one of the few vacant medical office opportunities ranging from 5,000 to 20,000 SF in the Lakeland market. This limited supply of comparable assets enhances both tenant and investor demand.
- **Strategic Central Location** - Located approximately  $\pm 2.0$  miles from Downtown Lakeland in the heart of Polk County, the property benefits from strong regional access and proximity to a population exceeding 142,053 residents within a five-mile radius.







E Memorial Blvd ± 30,500 VPD



E Gary Rd ± 5,800 VPD



Subject Property

CENTRAL FLORIDA  
BUS AND AUTO SALES



Google Earth

N Lake Park Ave ± 12,300 VPD

Bartow Rd ± 32,000 VPD



**1701-1705 E Gary Rd**  
Lakeland, FL 33801

**±9,656 SF**  
GLA

**1953/1970**  
Year Built

**±5,800**  
Vehicles Per Day (E Gary Rd)

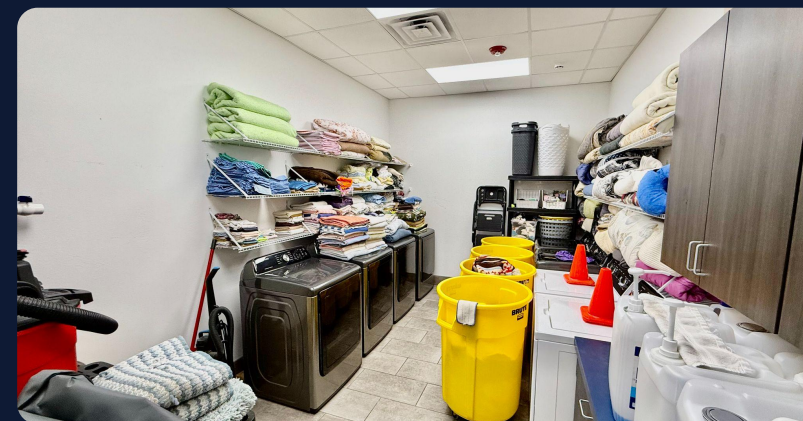
**Concrete**  
Construction

**±30 Days**  
Occupancy



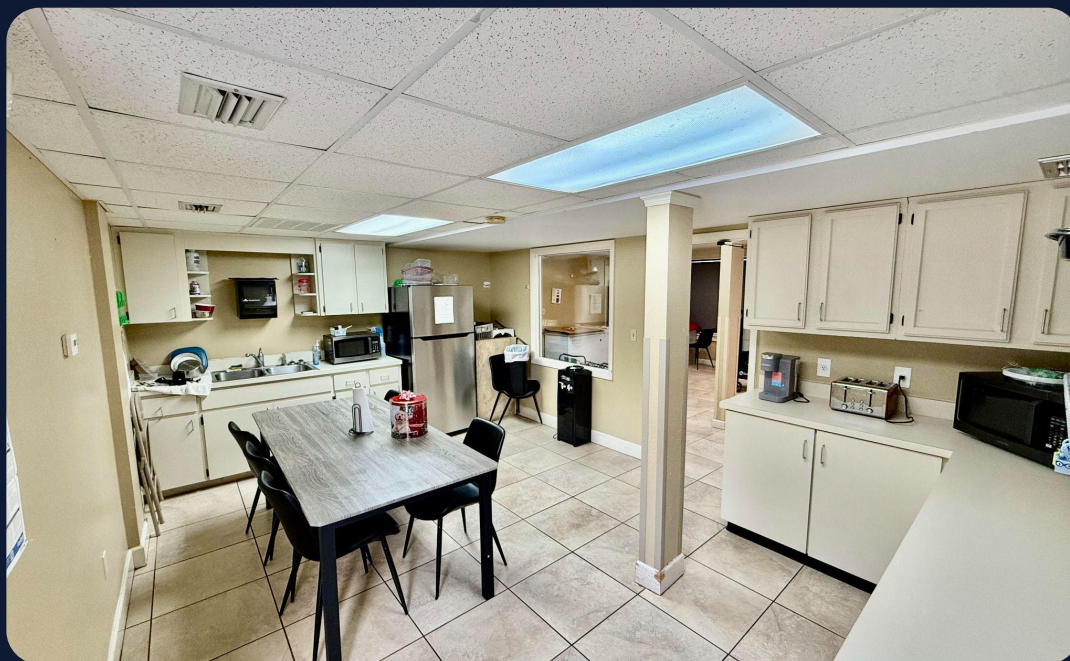
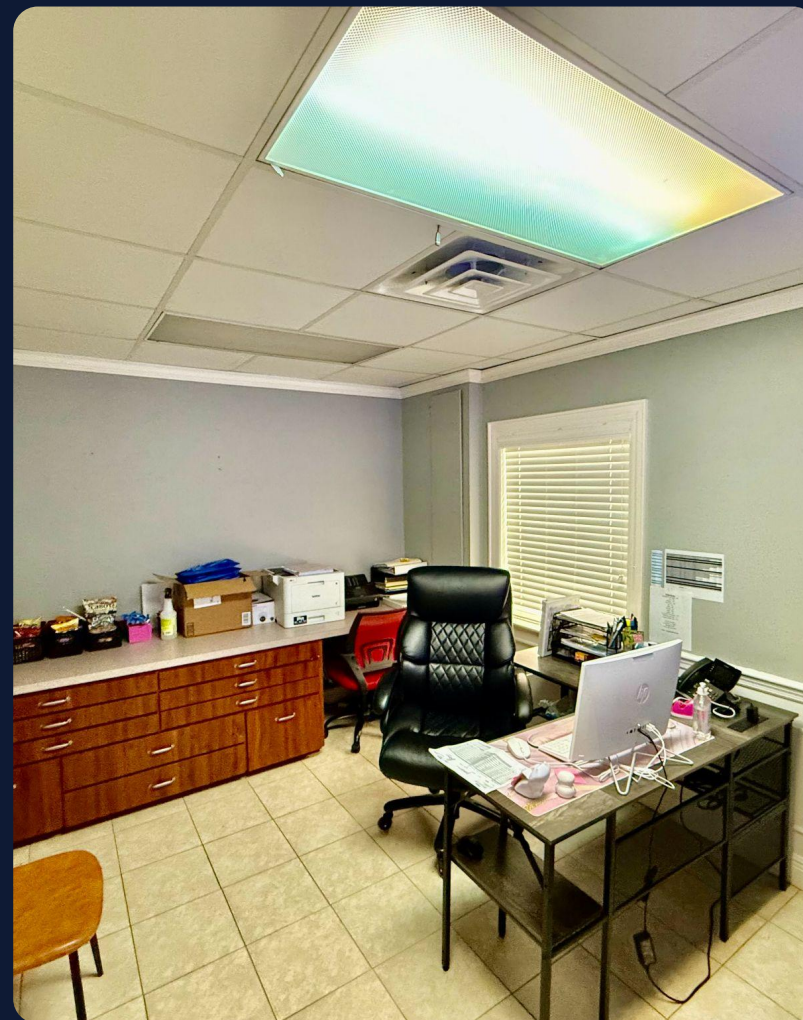
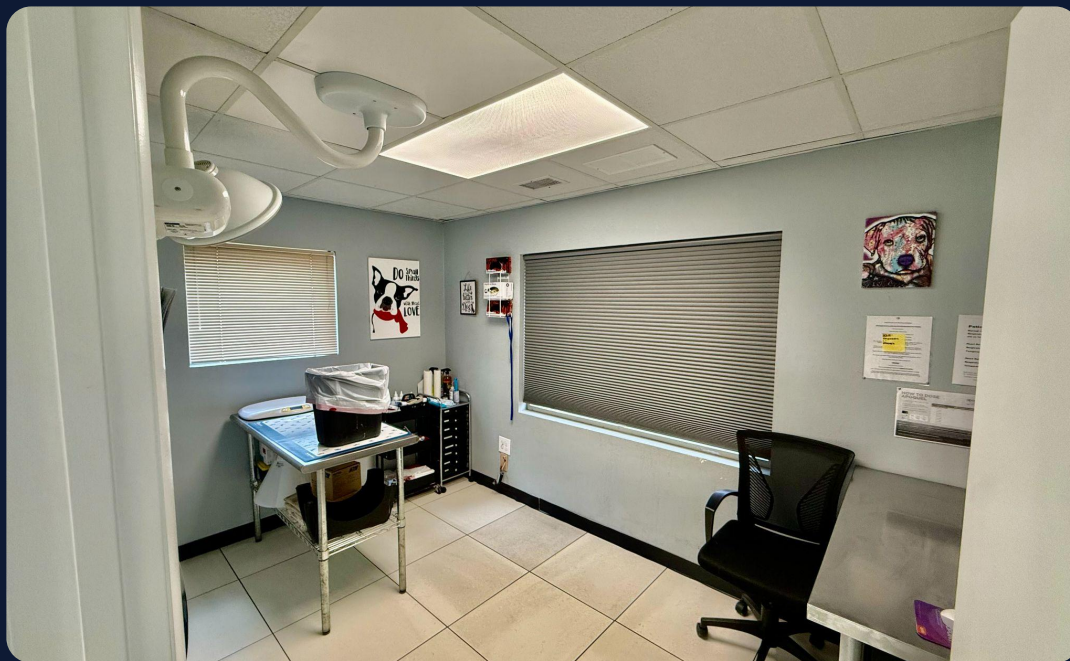


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# FINANCIAL OVERVIEW

**For Sale or Lease**

1701-1705 E Gary Rd, Lakeland, FL 33801





# FINANCIAL SUMMARY

**Contact Broker**  
List Price

**\$17.00**  
Asking Rent Per SF

**NNN**  
Lease Type

**±1.36 AC**  
Lot Size

## Property Details

Rentable SF	±9,656
Buildings	2
Office/Showroom/Medical Clinic SF	±6,292
Warehouse/Flex SF	±3,364
Acreage	±1.36
APN (Parcel #'s)	242817193000020080, 242817193000017131
Lot Sq. Ft.	±59,241 SF
Year Built	1701 E Gary - 1953/1987   1705 E Gary - 1970
Wall Height (Warehouse)	±16'
Coverage Ratio	16.30%
Bathrooms	±4 (2 in each building)
Drive-In Doors	2
Construction	Concrete
Zoning	Commercial (C-2)

## Expenses

Estimated Taxes (Updated)	\$22,000.00
Insurance	\$16,000.00
Utilities	(Paid by Tenant)
CAM	N/A
Total Expenses	\$38,000.00
Net Operating Income (NOI)	\$94,000.00





# LEASE SUMMARY

## For Lease Info

Asking Rent/SF	\$17.00
Occupancy	±30 Days
Lease Type	NNN



## In-Place (Month To Month Lease)

Gross Rent	\$132,000.00
Additional Income	\$0.00
Effective Gross Income (EGI)	\$132,000.00

## Financial Summary (In Place Month-Month)

Price	Contact Agent
Total SF	±9,656
Base Rent/SF	\$13.67
Monthly Rent	\$11,000.00
Annual Rent	\$132,000.00
Expenses	\$22,000.00
NOI	\$94,000.00

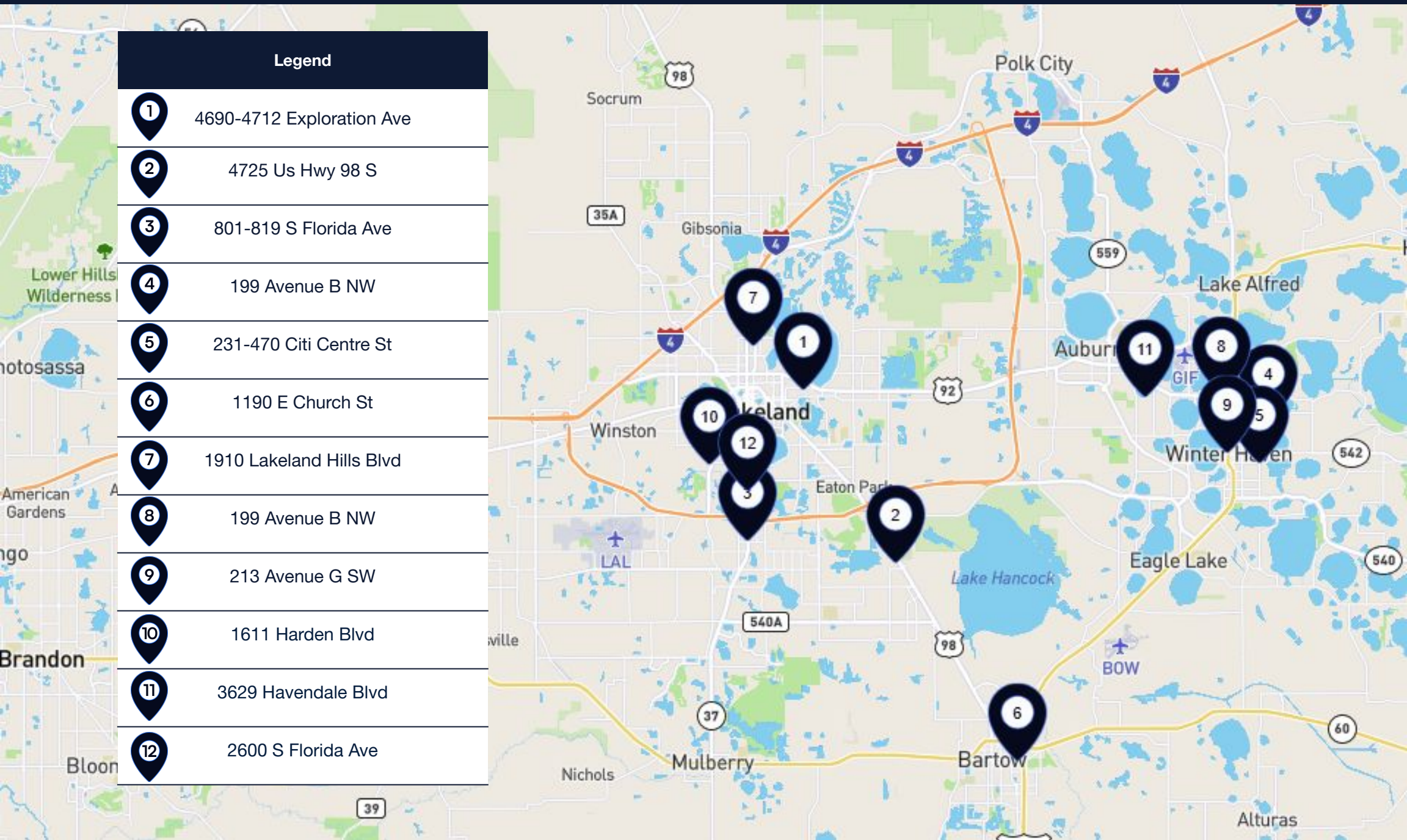


# LEASE COMPARABLES

	Address	City	SF Leased	Space Use	Rent/SF/Yr	Type of Lease	Lease Term	Expiration date
①	4690-4712 Exploration Ave	Lakeland	±3,000 SF	Medical	\$22.00	NNN	5 Years	2029
②	4725 Us Hwy 98 S	Lakeland	±7,976 SF	Medical	\$22.00	NNN	-	-
③	801-819 S Florida Ave	Lakeland	±3,106 SF	Medical	\$19.96	NNN	5 Years	2029
④	199 Avenue B NW	Winter Haven	±7,284 SF	Medical	\$18.50	NNN	5 Years	2029
⑤	231-470 Citi Centre St	Winter Haven	±10,018 SF	Medical	\$18.00	NNN	10 Years	2035
⑥	1190 E Church St	Bartow	±4,400 SF	Medical	\$16.75	NNN	5 Years	2029
⑦	1910 Lakeland Hills Blvd	Lakeland	±3,595 SF	Office	\$19.00	NNN	3 Years	2026
⑧	199 Avenue B NW	Winter Haven	±3,056 SF	Office	\$15.00	NNN	5 Years	2030
⑨	213 Avenue G SW	Winter Haven	±3,500 SF	Medical	\$24.00	N/A	5 Years	2029
⑩	1611 Harden Blvd	Lakeland	±3,000 SF	Office	\$24.00	MG	-	-
⑪	3629 Havendale Blvd	Auburndale	±4,480 SF	Office	\$21.00	NNN	-	-
⑫	2600 S Florida Ave	Lakeland	±8,330 SF	Office	\$16.00	MG	6 Years	2030



# LEASE COMPARABLES MAP

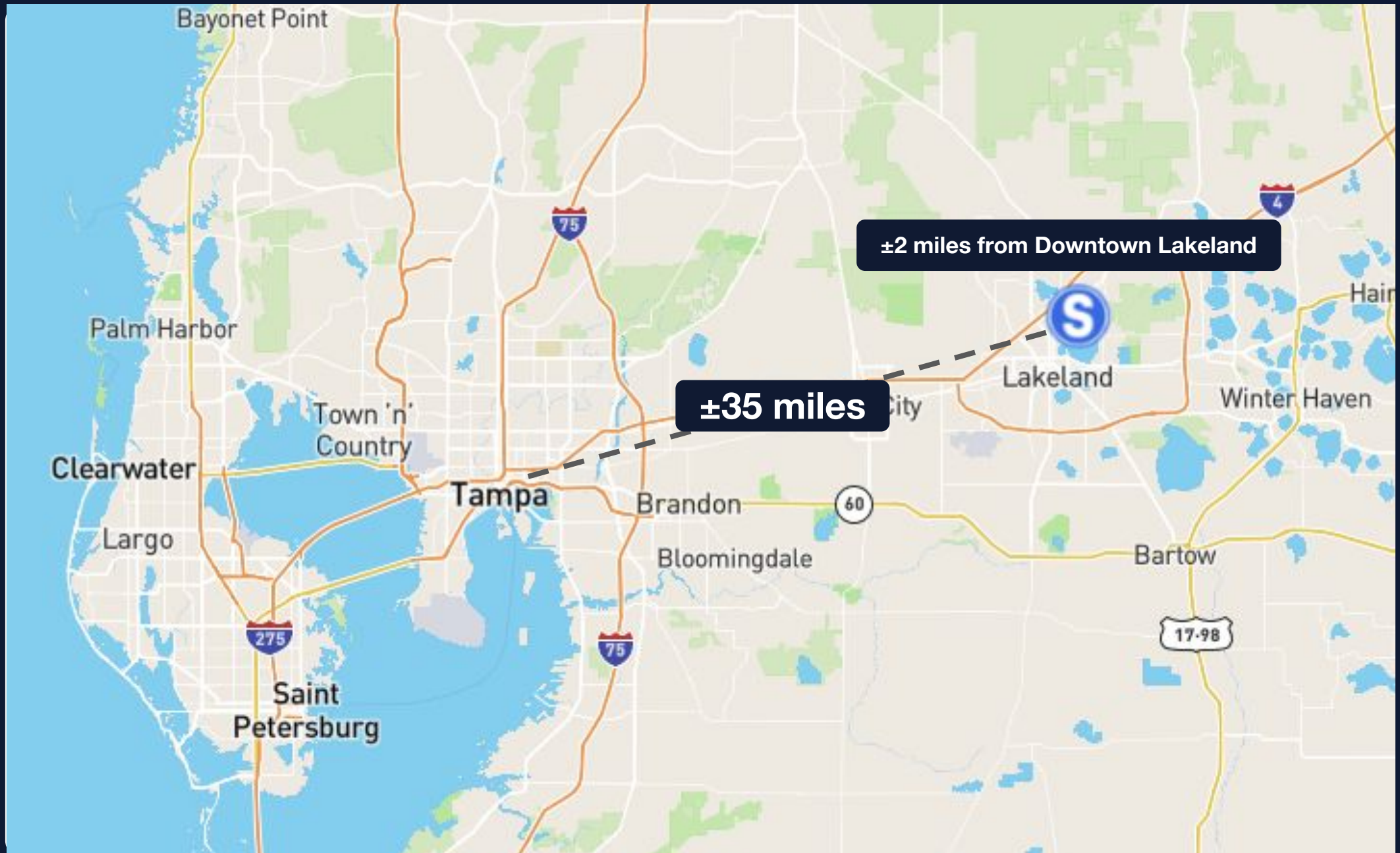




# MARKET OVERVIEW

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# LAKELAND, FL

## Market Demographics



**117,030**

Total Population

**\$60,947**

Median HH Income

**44,323**

# of Households

**56.1%**

Homeownership Rate

**51,421**

Employed Population

**39.9**

Median Age

**\$229,100**

Median Property Value

## Local Market Overview

Lakeland offers a practical location for industrial users due to its position between Tampa and Orlando along the I-4 corridor. The city provides efficient access to major regional highways, including Interstate 4, U.S. Highway 98, and State Road 33, supporting quick movement of goods throughout Central Florida. The market benefits from rail service through CSX, including access to the nearby Intermodal Logistics Center in Winter Haven, which enhances freight connectivity. Lakeland Linder International Airport adds cargo capacity and business aviation services, while Port Tampa Bay provides the closest deep-water port for container, bulk, and break-bulk shipments.

The regional economy maintains consistent growth, driven by logistics, distribution, manufacturing, and service-based sectors that align with industrial space demand. Employment gains in transportation and warehousing have reinforced Lakeland's role as a key logistics node for companies serving statewide and Southeast markets. Population growth in surrounding communities continues to increase consumer activity, contributing to stronger supply-chain requirements. With a cost structure that remains more attainable than larger metros nearby, Lakeland attracts operators seeking scale, efficiency, and transportation access.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	65,948	149,392	373,799
Current Year Estimate	63,434	142,053	348,604
2020 Census	63,173	136,520	330,440
Growth Current Year-Five-Year	3.96%	5.17%	7.23%
Growth 2020-Current Year	0.41%	4.05%	5.50%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	24,986	60,714	144,954
Current Year Estimate	23,565	56,774	133,380
2020 Census	23,163	54,175	125,931
Growth Current Year-Five-Year	6.03%	6.94%	8.68%
Growth 2020-Current Year	1.74%	4.80%	5.92%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$82,503	\$87,073	\$103,191



# TAMPA, FL MSA

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Tampa's industrial market continues to show steady demand driven by population growth, strong in-migration, and the region's expanding role in statewide distribution. The metro area has surpassed 3.4 million residents, which supports a large labor pool and ongoing consumer-driven logistics activity. Industrial users are drawn to Tampa's access to major highways, including I-4, I-75, and the Selmon Expressway, which position the market as a key connection point between Central Florida, Southwest Florida, and the rest of the Southeast.

Port Tampa Bay plays a major role in supporting the area's industrial sector, with container volume and cargo activity rising as companies look for alternatives to congested East Coast ports. The port's ongoing improvements and its proximity to surrounding industrial submarkets help support users in manufacturing, distribution, and bulk logistics. Developers continue to deliver modern warehouse space near key transportation corridors, and while new supply has increased availability, it also gives tenants more options for advanced layouts and higher-clear-height facilities.

**Logistics Advantage**  
**Access to key freight**  
**corridors across Florida.**

**Business Efficiency**  
**Lower operating costs**  
**support industrial users.**

**Airport Access**  
**Tampa International provides**  
**reliable cargo connections.**





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**Dylan Batlle**

Associate

**(813) 692-6560**

**dylan.batlle@matthews.com**

License No. SL3600502 (FL)



**Nick Watson**

FVP & Associate Director

**(727) 579-8449**

**nick.watson@matthews.com**

License No. SL3469703 (FL)

## Kyle Matthews | Broker of Record | License No. CQ1052263 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1701-1705 E Gary Rd, Lakeland, FL, 33801** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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